



Fond du Lac  
920-923-4433

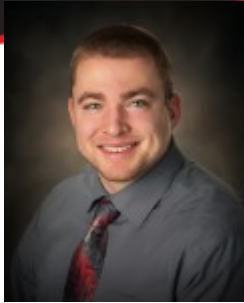
Oshkosh  
920-235-0095

Fox Valley  
920-202-8360

Green Lake  
920-294-0121



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**633 LEDGEVIEW BLVD FOND DU LAC WI 54935-3726**

**\$189,900      MLS# 50167029**

A Diamond in the Rough! Here's your opportunity to have a classic home with 4 bedrooms, 2.5 baths and over 3800 sq. ft. at a fraction of the cost of new construction! This custom built home is sure to please with its spacious rooms and super location on almost a half acre lot in the city. Cosmetic changes will make this the home of your dreams. Bring your imagination!

**FEATURES**

County	<b>Fond du Lac</b>
Muni.	<b>City of Fond du Lac</b>
Acreage	<b>0.45</b>
Source of Acreage Info	<b>Assessor/Public Record</b>
Zoning	<b>Residential</b>
Taxes (2017)	<b>6,211</b>
Total Sq. Ft.	<b>3,818</b>
Above Grade Sq. Ft.	<b>3,818</b>
Age/Year Built	<b>1955</b>
Exterior Finish	<b>Brick, Wood/Wood Shake/Cedar</b>
Style	<b>1 Story</b>
School Dist.	<b>Fond du Lac</b>
Elementary School	<b>Rosenow</b>
Middle School	<b>Woodworth</b>
High School	<b>Fond du Lac</b>

**AMENITIES**

Type.	<b>Residential</b>
Heating/Cooling	<b>Central A/C, Forced Air</b>
Waste	<b>Municipal Sewer</b>
Water	<b>Municipal Public Water</b>
Basement	<b>Block</b>
Garage Style	<b>Attached</b>
Garage Spaces	<b>2 Car</b>
Garage Total	<b>2</b>

**INCLUSIONS / EXCLUSIONS**

Inclusions: Refrigerator, Freezer, Washer, Dryer  
Exclusions: Seller's Personal Property

**DIRECTIONS**

E. Johnson, right on National, right on Ledgeview Blvd to address.

**ROOM SIZES**

<b>Room, Dimensions, Level</b>	<b>Room, Dimensions, Level</b>
Master Bedroom, 20x19, Main	Kitchen, 18x10, Main
Bedroom 2, 13x11, Main	Formal Dining Room, 15x13, Main
Bedroom 3, 13x11, Main	Living Room, 27x27, Main
Bedroom 4, 11x11, Main	Den/Office, 11x9, Main
Family Room, 22x13, Main	Den/Office, 13x12, Main
Dining Room, 11x8, Main	Other - See Remarks, 19x6, Main
Laundry Room, 13x10, Main	



In our opinion the information on this sheet is true but not guaranteed, and is subject to change or correction at any time.

